

Happy Asian American Heritage Month!

See listings of related events on p.8 or at Sampan.org

A Homecoming for Yoon

By Anita Chang

City Councilor Sam Yoon returned "home" last week for his town meeting in Chinatown.

"I am very happy to be here. By seeing your faces, I feel like I'm coming back home," said Yoon. Though Yoon did not grow up in the neighborhood, he worked there for several

years at the Asian Community Development Corporation, during which he attended countless community meetings about development projects.

Just as Yoon faced questions and concerns in his earlier job in Chinatown, he now faced the same from a crowd of about 60 people at the Josiah Quincy

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SAMPAN



May 19, 2006 Vol. XXXIII

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Hey, Speak Up Hamlet!

If fifth graders at the Josiah Quincy School learn anything from their performance of "Hamlet" on May 19, it will be how to speak loudly. Very loudly.

As the school's theater arts teacher, Kathleen Doyle, led the 30 students through a rehearsal on May 17, she often had to interrupt: "Stop. Louder. LOUDER!"

Corey Petite, the student playing Horatio, didn't know what to do but belt out: "Look my lord!" as loudly as possible, causing students in the audience to burst into giggles.

"But I'm not laughing," responded Doyle. For her, this was business. The final show was in two days and she didn't want the audience to sit through a 40-minute performance they couldn't hear.

But production won't be all serious. Doyle said she's had the students inject some humor into Shakespeare's tragedy.

"There is going to be a lot of Shakespearean hijinx," she said.

"It should be a little funny, and a little serious."

-Adam Smith



Kathleen Doyle leads fifth graders into a rehearsal of "Hamlet."

Photo by Adam Smith

Chinatown Rising

A Look at Development Planned and In the Works For Chinatown

What will Chinatown be like in the next 10 years? Even without fortunetelling skills, one could make a few educated guesses: The neighborhood's skyline will be taller, the population larger, and the traffic... probably busier -- if that's possible. This is because of the thousands of units of housing proposed and under construction for Chinatown and just outside its borders.

Here's what's in store for the Chinatown area:

75 Units for the Elderly to Replace Hong Lok House

Ruth Moy, who runs the Hong Lok House on Essex Street, said she plans to demolish the current building and construct a larger low-income home for the elderly and disabled.

Moy said she hopes to avoid displacing Hong Lok's 38 residents by first constructing part of the new building -- which will be a series of small connected buildings -- before razing the Hong Lok House. She is also seeking subsidies and tax relief from the federal and city government so she can keep down the rental prices of the proposed 75 units.

Moy's plans for a bigger elderly

housing complex follow the unraveling of an earlier proposal to nearly double the capacity of the Hong Lok House. The elderly home was supposed to receive 22 new units of housing from the neighboring apartment complex, Archstone Boston Common, formerly known as Liberty Place, which will open soon. In a deal with the Hong Lok House and the Boston Redevelopment Authority, Archstone Smith had promised the units to help make its controversial 28-story luxury apartment tower more acceptable to Chinatown groups and residents.

But recently, the developer

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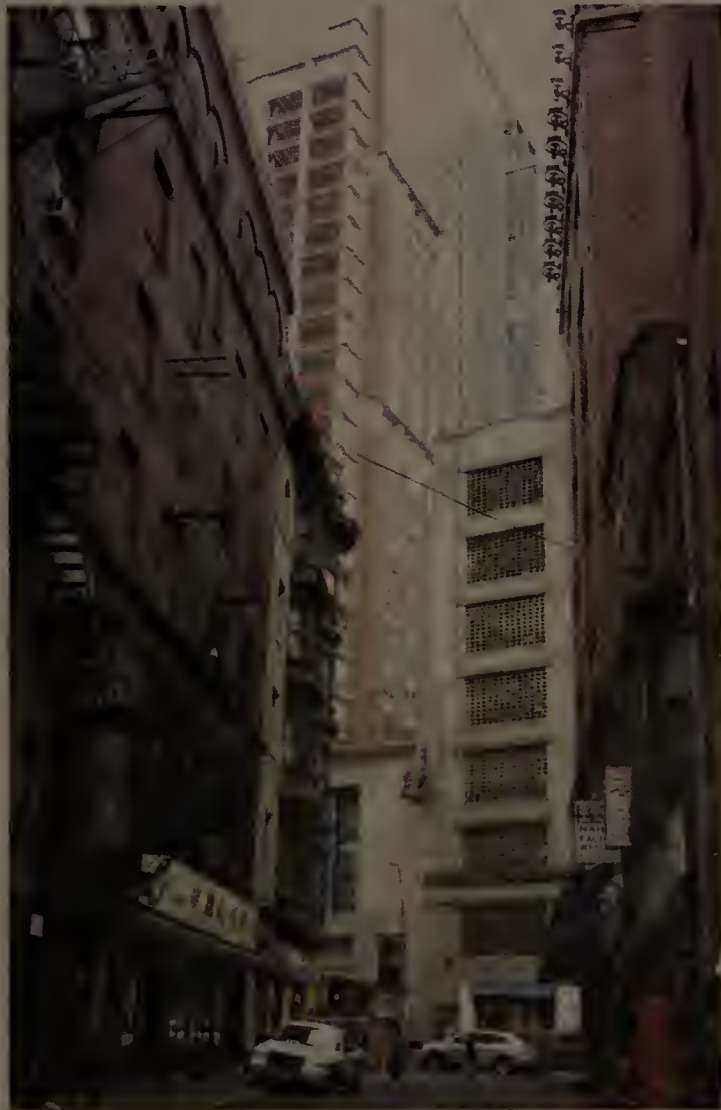
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ah-Lin!

by Lillian Chan

The new Charlie ticket system is now in place at the T station in my neighborhood.



5-18-06

It means less people jumping the old turnstiles for a free ride since there are automatic doors now.



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But, what the Charlie ticket really means is more work for the janitors.



www.lillianchan.com

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Chinatown Community Message Board

FESTIVAL

► Chinatown Spring Festival is now June 3. Event will include martial arts, dance, and more. Call

Debbie Ho at (617) 350-6303 or e-mail debbieho@verizon.net

► The Josiah Quincy School will raise money for

its 30-year anniversary at a June 2 banquet at China Pearl, 9 Tyler Street, 5:30 p.m. to 9 p.m. E-mail Quincy@boston.k12.ma.us

or visit www.JQSA.org

LOST FRIENDS

► Searching for Jack Wong. We attended the University of Maine in Portland during the late 1960s. If you know Jack Wong who is originally from Portland, Maine, please e-mail wltmrtn@juno.com.

DOG WALKERS

► Match-Up Interfaith Volunteers, Inc. needs bilingual (Chinese/English) volunteers with dogs to visit nursing home residents in Boston's South End for two to four hours a month. Call Ellen at (617) 482-1510, Ext. 25 or visit www.matchholder.org and click on the PetPals Program.

SPORTS EVENTS

► The 26th Annual North American Chinese Basketball Tournament

will be held in Boston this year on May 27 to 29. For sponsorship information, call (617) 426-6857.

STUDY PARTNERS

► Looking for a native speaker of Cantonese, from Hong Kong, for language exchange. I am a former English teacher. I can be reached by e-mail: LAMAC1067@aol.com.

FAMILY SUPPORT

► Malden Asian Disability Advocacy Coalition meets the third

Wednesday of the month at the Great Wall Center, 110 Pleasant St., 6-8 p.m. Call (781) 388-6931 or (781) 521-5408.

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Celebrating

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I join all Asian Americans in celebrating Asian American Heritage Month. The culture and strength of the Asian American community contributes immensely to the vitality of our Commonwealth and our nation. May the vitality of Asian American culture flourish for generations to come!

Senator Edward M. Kennedy

Paid for and Authorized by Kennedy For Senate

Chinatown Still Under Construction

FROM PAGE 1

Archstone Smith, the BRA, and Hong Lok House's owner, On Luck Housing Development, also run by Moy, backed away from the deal first proposed in 2001. Moy said it was because the units would not have been affordable to low-income residents. Archstone Smith did not respond to a phone call and e-mail from the Sampan.

In a new plan approved by the BRA in late April, the developer will give three small parcels of land to On Luck, along with newly built foundations, and a payment of \$500,000 that will be matched by the BRA.

On Luck's elderly housing proposal, according to Moy, will cost about \$21 million and will sit on a little less than a quarter acre of land. The height will range from four to eight stories.

"Hong Lok has been there for 25 years and there is a need for rehabilitation," said Moy. "We think it's a good thing that we will get more units."

Hotel and Housing Project Still in the Works

More than five years later, Sawyer Enterprises still plans to push ahead with a long-stalled high-rise at Tremont and Stuart Streets. But it will be a bit different than originally planned.

In 2001, Sawyer planned to build a 390-room Loews Boston Hotel at the parking lot opposite the State Transportation Building; then, last year it changed the project to include housing. The latest word on the 26-story tower is that it will include 234 hotel rooms and 111 condos. The hotel also has changed from Loews to W Hotel, part of the Starwood hotel brand.

"A larger hotel with Loews did not appear to be feasible," said John Connolly, Sawyer's vice president of development. He said Sawyer plans to break ground on the development in early 2007. The cost of waiting, however, has been high. Connolly said that when the building was first proposed in 2001, the projected cost was \$150 million; it's now expected to cost more than \$200 million. But Connolly said demand for hotels in Boston — which took a hit after September 11, 2001 — should continue to increase with the recent completion of the Convention Center in South Boston.

When asked if he felt the new proposal by Weston Associates to build a similar hotel and housing project further down Stuart Street was a concern, Connolly said he didn't think so.

Parcel 24 Nearing Reality

Talk of replacing housing on Hudson Street is inching closer to reality. In March, a development team won a bid to build a 315-unit housing project on the land known as Parcel 24 that was long used as a highway ramp until the Big Dig made it unnecessary.

The Asian Community Development Corporation and New Boston Development are now ironing out the lease agreement for the land with its owner, the Massachusetts Turnpike Authority.

Before submitting the development plan last year, the Asian CDC, along with other community groups, advocated for affordable housing on the land, where immigrant families once lived before they were pushed out for highway construction in the 1950s and 1960s.

The proposal by Asian CDC and New Boston calls for a 22-story condo and apartment project that would include space for retail and community use and 165 parking spaces. The development team plans to sell and rent half the pro-

ject's units at below-market prices.

"We're trying to (move forward) as quickly as possible," said Jeremy Liu, director of the Asian CDC. But he said the process would involve completing the lease, applying for financing and subsidies, seeking special permits, and undergoing local and federal development review processes. He said the team hopes to begin construction within the next two years.

A Towering Proposal

Jacob Wirth might soon have a very big brother. Weston Associates, a Boston-based developer, wants to build a 28-story tower that would essentially wrap around the historic German restaurant at 31 Stuart Street.

The 303-foot tower, which is double the zoned height for the area, would include 112 hotel rooms, 198 residential units, and 253 underground parking spaces. The developer is discussing with the city's Landmarks Commission the possibility of connecting the proposed building to the rear portion of the restaurant, which is a landmark.

Though the Chinatown Neighborhood Council appeared open to the development, the Chinatown Resident Association, which is composed entirely of Chinatown residents, appears skeptical of the tower. At a recent CRA meeting, several residents questioned the need to circumvent the zoned height limit of 155 feet.

What's Happening at Mass Pike Towers?

You could call it only "chatter," but several residents of Mass Pike Towers say the owner Trinity Financial is reconsidering a proposal to develop a tower on the site of the 33-year-old low-income housing complex. Trinity would not respond to requests to confirm, but residents say Trinity, which bought the complex seven years ago, has met with them to discuss razing a building at Marginal Road and replacing it with a large, partly market-rate tower that will rise up to 24 stories.

Two years ago, Trinity had proposed a 13-story market-rate tower for Mass Pike's parking lot along Marginal Road. But residents protested and the Boston Redevelopment Authority asked the developer to pull the plan.

From Office to Housing At Hayward Place

If only Millennium Partners chose to build housing four years ago, it might have staved off some controversy. After some critics scratched their heads at Millennium's original office tower plan, the developer has finally decided to construct 255 lofts at Hayward Place.

Millennium submitted its proposal for a 14-story, \$192 million mid-rise to Boston Redevelopment Authority on April 28. Anthony Pangaro of Millennium has said he plans to create the lofts especially for urban professionals who work from home, and the BRA has said the project will "secure" the neighborhood as a "residential community."

Several observers had criticized the BRA when it selected Millennium Partners in a city competition in 2003 to develop Hayward Place as an office tower. All the competing developers proposed housing, and many felt the market for offices was in decline.

Pangaro's response: "I don't think that one has to apologize" for adapting to market conditions.

Waiting for Kensington Place

Approved by the BRA in September of 2003, Kensington Place has yet to break ground on

its 30-story residential tower at Washington and La Grange Streets. The project as planned would replace a hole at the site, where the 1908 Gaiety Theatre once stood, with 346 rental units, of which 61 would be priced low enough for moderate and low-income earners.

Liberty-Essex-Archstone Place

What's the name of that building... Oh, yeah, Archstone Boston Common — the project formerly known as Liberty Place and then Park Essex. Liberty... uh... Archstone is nearly completed and once it is, will add a 28-story tower to the corner of Beach and Washington Streets with 420 units of housing and 471 parking spaces. According to the Web site www.archstoneapartments.com, one bedrooms start at \$2,090.

A Longtime in Planning: South Bay Planning Study Area

Will it become a part of Chinatown, a gateway to the neighborhood, or a completely separate district of Boston? Those are questions on the minds of some Chinatown advocates who want to see that the neighborhood benefits from the development of the South Bay Planning Study area, a 10-acre plot of land that borders Chinatown and is bounded by Kneeland and Hudson Streets, the Massachusetts Turnpike I-90 mainline, and the I-93 northbound mainline. The site includes parcels now available for development as a result of the completion of the Big Dig project. The Massachusetts Turnpike Authority is reviewing a proposal submitted in 2004 by Boston Residential Group to develop the land with thousands of units of housing, a library annex, and supermarket.

New Home for Nonprofits

The Asian American Civic Association, publisher of the Sampan, has teamed up with the Kwong Kow Chinese School to develop a low-rise building at 87 Tyler St. The building, which won a key BRA approval earlier this week, would become a new headquarters for the two nonprofits, who hope to start construction later this year.

No 'A' for Punctuality

Over three years ago, Mayor Thomas M. Menino stood in front of the Chinatown Gate and promised residents a new affordable housing project at Parcel A, now a site of the Quincy Upper School. The exact promise, made on August 8, 2003: "The BRA will begin a community process this fall for the disposition of the parcel at no consideration to the developer in order to ensure 50% affordability for proposals of 150-200 new units of housing." There's still no word yet on when that project will be built, or even when Parcel A, which still houses some classes of the Quincy Upper School, will be available for development. The Asian Community Development Corporation has said it would like a shot at creating the project.

Another promise made that same day: That the BRA would work with community groups to draft a "Request for Interest to develop 25-30 single room occupancy units in the neighborhood." That project was promised by the city after the Chinese Progressive Association and others filed a short-lived lawsuit to block the construction of the Liberty Place — now Archstone Boston Common. There's still no word on that development.

-by Adam Smith

Living With Development

Residents, Others Talk About a Changing Chinatown

By Jon Schubin

Parts of Chinatown are darker than they used to be.

On the corner of Beach and Washington Streets, the late afternoon sun is blocked out by a long shadow, towering far above the strip of Vietnamese restaurants at the intersection. The shadow comes from a housing complex known as Archstone Boston Common that will open soon, providing hundreds of apartments for mostly young professionals. Another tower is planned just across Washington Street. And another is planned for Stuart Street, less than a block away.

All around Chinatown, there is no escaping it: The area is not the same. The past 10 years have seen several additions to the skyline: large residential towers with hundreds of apartment and condos in each.

To better understand how these changes of the recent past, present, and future will impact people in the area, the Sampan interviewed individuals from sides of Chinatown life.

Their opinions differed, sometimes contradicting each other, but a common thread emerged: Chinatown is very different from what it once was, and it will continue to change.

The Resident

Michael Wong, founder of the Chinatown Crime Watch, has lived in Chinatown for over three decades. He has no plans to move, although he's worried that some of his neighbors might be forced to because of rising rental prices.

"Year by year, there is still more construction," he said. "Someday they won't have enough money" to pay increasing rents.

Although there is some subsidized housing, he said the amount available is not enough, and the new developments are adding little.

"So far, all the developments have made big tall buildings, but not enough low-income housing," he said.

Wong believes there's not enough room in Chinatown for the new residents who will move into the new housing projects, competing for space with longtime immigrant and elderly residents.

But Wong remains confident that organizations such as the Chinatown Resident Association and the Chinese Progressive Association will be successful in their fight to expand housing. And he has one other reason to be slightly less concerned with encroaching development.

"I pay market rate," he said.

The Activist

For Lydia Lowe of the Chinatown Progressive Association, the problem is clear.

"Chinatown, over the next 10 years, is going to be surrounded by upscale development," she said.

This will put tremendous pressure on residents, she said, who will face increasing rents as longtime landlords follow the prices of new luxury tow-



Michael Wong, founder of the Chinatown Crime Watch

ers.

What makes Chinatown so important, Lowe said, is that it serves as the center of the New England Asian-American community. It is the oldest Chinatown in the area, and serves as a meeting point for both new immigrants and older ones who have moved out to the suburbs.

But this dynamic depends on Chinatown containing a large Chinese population. Ten years ago, evictions because of rising rents were just rumor. Lowe said that when developers started eyeing the area five years ago, supporters of the new towers claimed Chinatown was safe from gentrification. Today, the situation is different, she said.

"The last few years have shown (gentrification) can happen."

The Health Researcher

Doug Brugge, associate professor of public health & family medicine at Tufts Medical School, has been working on issues of environmental health in Chinatown for over a decade.

One of Brugge's students, Aditi Shar, is researching whether a link exists between construction and increased hospitalizations in the community. The chemical engineer and pre-med student is sifting through thousands of hospital records to look for meaningful patterns.

"Because of my knowledge of environmental health, I knew a lot of particles would be generated from diesel exhaust, and that particular pollution is strongly associated with health problems."

Shar's project will not be completed for several months, but preliminary data based on outpatient data shows an increase in hospitalizations for respiratory and cardiovascular diseases from 1997 to 2004. The increase paralleled the rise in construction of large high-rises, she said.

Brugge pointed out that though all construction projects undergo environmental reviews by the state and city, the effects on residents during construction have not been thoroughly studied.

Brugge believes the project has the opportunity to modify the discussion on construction.

"There are a lot of complaints about construction, but they haven't been framed as health complaints," he said, "I think (Shar's) work has more potential to spark discussion on that point."

The Academic

Jean Wu isn't necessarily optimistic about the future of Chinatown.

"I'm actually terrified that it

CONTINUED PAGE 5

New Affordable Housing Policy Could Be Boon for Chinatown

By Adam Smith

Several people knowledgeable about affordable housing issues in Chinatown recently said a new plan by Mayor Thomas M. Menino to increase affordable housing in Boston through executive order could be a boon for the neighborhood, but some warned it could also have negative side effects.

The mayor's plan will increase the payments developers must make to the city if they decline to build affordable housing as part of their developments. It will also lower the income limits for residents applying for city-mandated affordable housing, and attempt to boost affordable housing in areas that now have very little. The plan coincided with a report on affordable housing in Boston from the Massachusetts Association of Community Development Corporations.

Under the plan, if developers decide against setting aside 15% of their project's apartments or condos for affordable housing, as required by the mayor's executive order, then they must pay at least \$200,000 into a city fund for each unit not built on site. That amount is up from the previous \$97,000. In addition, if the project is a condo tower, then developers must pay \$200,000 or half the difference between the price of a market-rate unit and an affordable unit, if that amount is greater.

"On the surface, both numbers look good for Chinatown," said Bill Moy, co-moderator of the Chinatown Neighborhood Council.

Jeremy Liu, director of Chinatown's nonprofit Asian Community Development Corporation, also welcomed the changes.

"I think it's great," said Liu. "It's well past overdue...From the developer's side, it costs much more than \$97,000 to develop the housing."

Liu expects that

Menino's plan has the potential to not only increase funds to create new affordable housing but also to push developers to keep affordable housing on site because it would be more expensive to cash out.

"It keeps Chinatown housing in Chinatown," he said, speculating that if new luxury or market-rate housing towers are constructed in the neighborhood, their affordable units will be on site.

Lydia Lowe of Chinese Progressive Association agrees. "It will help stabilize working-class neighborhoods because it will significantly increase the payout funds," said Lowe, who has long advocated for low-income housing in Chinatown.

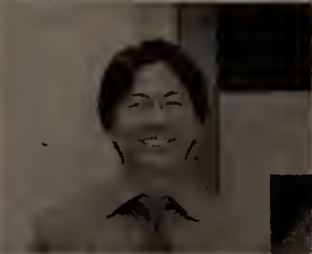
The mayor's plan also lowers the income guidelines to qualify for affordable housing, dropping the rents of such apartments and purchase prices of such condos. Households applying for the rental units can now earn between \$45,000 and \$56,400 to qualify, and households purchasing condo units can qualify at incomes of \$58,900 to \$73,600. The previous limits for both rental and purchased housing was \$66,080 to \$99,120.

Liu said the former guidelines "just never made sense" because they were calculated using incomes from the entire Greater Boston area, driving up the median income. Neighborhood activists have long criticized the prices of the city-mandated affordable housing as too expensive for Chinatown residents.

"It's moving more towards an income level that represents Boston's middle class," said Lowe, who added that she still feels "there's a need for more resources to go to a lower level income sector."

But, warned Liu, the money "has to come from somewhere."

While Moy had concerns that the higher costs



Jeremy Liu likes the mayor's plan, but still has reservations. *Sampans file photo*

for developers could drive them away, Liu said he's concerned that developers could use the new guidelines for affordable housing as leverage to build bigger, more expensive, and denser apartment towers.

Several housing high-rises in the Chinatown area have already surpassed zoning height limits, such as the 28-story Archstone Boston Common, formerly Liberty Place, which is being built in an area zoned for up to 10 stories. Weston Associates is also proposing a 28-story housing and hotel tower for 31 Stuart St., saying it needs to build that high to make the project profitable.

"Chinatown has a legitimate complaint that 'what good is zoning if zoning guidelines get trumped all the time,'" said Sam Yoon, an at-large Boston city councilor and former housing advocate in Chinatown. Yoon said the city needs to enforce zoning and have a clearer development policy so building in the city is not as unpredictable.

And while Yoon called the overall changes "positive," he said: "It ain't over yet."

Yoon wants to explore whether the mayor's policy should become zoning law instead of simply an executive order of the Mayor.

"An executive order can be rescinded by the mayor at any time... without the oversight of the city council," he said.

Yoon will host a council hearing on the matter May 31 at Boston City Hall.

Chinatown Park Breaks Ground

By Adam Smith

For more than a year, Chinatown businesses near Beach, Tyler, and Edinboro Streets have had to put up with a big mess of construction near the Chinatown Gate.

But Wilson Wong, owner of Sun Sun market and Vinh Sun restaurant, said he expects the inconvenience of the eyesore will be worthwhile once construction is completed the end of this year and the new Chinatown park opens.

"With any improvement, there's sacrifice," said Wong.

During the ground-breaking celebration for the park on May 15, Wong said he hopes the park will attract potential customers to Chinatown, connect the neighborhood to the nearby Leather District, and allow families a place to sit and chat on summer days as they did in the 1960s.

"It will bring the community back out to meet their neighbors," he said. "It will resemble what Chinatown used to be."

Others agreed. "People from out of town will come here," said Bill Chin, a longtime Chinatown businessman. "It will enhance the image" of the neighborhood, he said.

At just under an acre, the \$3.7 million park will stretch along Surface Road



Stephanie Fan and Dave Seeley, volunteer leaders of a city advisory group for the community design of the park, prepare their shovels for a ground breaking of the Chinatown park on May 15.

from the Chinatown Gate to Essex Street. The long and narrow park will feature a large Chinese chess board, a stream, waterfall, and an overall landscaping that is designed to reflect scenery of Asian countries, according to the Turnpike Authority. The park is part of the 30-acre Rose Fitzgerald Kennedy Greenway, a string of parks tracing the path of the former elevated Central Artery. Senator Edward Kennedy, whose mother the greenway is named

after, said the Chinatown park would serve as an "anchor" to the entire network of parks.

But some expressed concern about the maintenance of the park, which will be the biggest open space in Chinatown. They worry that the park will become overrun by drug dealers and drunks.

"I don't want that to be a ground for drug pushers...like Pagoda Park," said Debbie Ho of Chinatown Main Streets.

Mass Pike Towers Residents Feeling the Squeeze

Three Buildings at Mass Pike Towers Eyed for Demolition and Redevelopment

By Adam Smith

Danny Lee believes he speaks for most of his neighbors at Mass Pike Towers when he describes possible changes at the federally-subsidized apartment complex.

"It sucks," said Lee. "They're going to kick us out."

Lee, age 18, has lived in one of Mass Pike's low-rise buildings on Tremont Street with his mother, grandmother, and two siblings for nine years. He and his family just heard that their building, and a neighboring Mass Pike building, could be demolished to make way for a possible Silver Line portal.

The plan for the Silver Line portal at Tremont Street and Marginal Road, which the MBTA says is very early in planning, could force Lee and dozens of others out of their homes. It would also push out family businesses who have served area residents for decades. The Massachusetts Bay Transportation Authority has suggested it would relocate the dozens of residents living in the buildings, known at the apartment complex as buildings "D" and "E." The MBTA also suggests it might rebuild the structures if they are even taken for the

portal.

But several residents say the Silver Line announcement comes at a time when Mass Pike's owner, Trinity Financial, is quietly reconsidering a proposal to redevelop another low-rise building on the site. Residents say Trinity, which bought the 33-year-old subsidized complex seven years ago, has met with them to discuss razing the "C" building at Marginal Road and replacing it with a large, partly market-rate tower that will rise up to 24 stories. Trinity did not return several phone calls from the Sampans.

Trinity had previously proposed building a 13-story market-rate tower on Mass Pike's parking lot along Marginal Road, but after residents protested, Trinity was forced in March 2004 to table the plan at the surprise request of the Boston Redevelopment Authority.

Though the original plan would not have razed any existing buildings, and Trinity offered to make one out of every four new units affordable to moderate-income earners, several residents said they viewed the development plans as a threat because of construction noise, shadows, and parking hassles.

"We're under siege," said a Mass Pike Towers resident, referring to the MBTA's and Trinity's plans. "It's been one fight after another."

Even residents who

don't live in the towers that would be demolished or redeveloped say they don't like the plans, especially after putting up with years of construction in the Chinatown area.

"We're surrounded by construction," said Shirley Lee, a resident of Mass Pike Towers, who would only comment on the Silver Line's plans. "It's not good for the environment or your health."

Though Lee said she would not be displaced by the Silver Line proposal, she is tired of hearing the pounding of such work. She said that during the creation of the Orange Line, she had to put up with "banging at all hours."

Business renters in the buildings are also unhappy with the proposal.

Will Macakathi, a co-owner of Porter Pediatrics located at Mass Pike, said he and his business partner, Lynn Porter, had just renovated their office that opened in February with medical equipment.

"I spent a long time looking for this location... it's got everything we possibly need," he said. "I feel strongly against (the proposal)."

Residents and businesses have another complaint about the Silver Line plan. They claim that they heard about it secondhand and that no one from the MBTA came to the building to notify residents. They also say that residents had to ask about the possibility of

CONTINUED PAGE 5

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SIMMONS

Living With Development FROM PAGE 3

won't survive," said Wu, a professor of American studies at Tufts University.

"I'm terrified that we can't stem the tide -- and knock the heart out of this community. I'm terrified, but it makes me all the more want to work for its survival."

Her fear is that Chinatown will no longer be an important center for the Asian community.

"What you get is the name and two nice streets of restaurants and tourist shops selling curios," she said. This has already happened in Washington, D.C., and the threat of it happening here is very real, she said.

Wu said she encourages her students to get involved in the neighborhood, inviting them to take tours of Chinatown.

"The kind of voice you put out there is very important," she said. "For people



Wilson Wong checking vegetables at Sun Sun. *Sampan file photo.*

that are not directly affected by the situation, such as Tufts students, to care enough to take action, that's very powerful."

The Businessman

The Wong family has been in the food business for 70 years in Chinatown. Wilson Wong, who owns the Sun Sun Market, is continuing a business that was started by his grandfather. A portrait of the man now hangs near a cash register at Sun Sun, watching the hundreds of

customers who cycle through each day.

The clientele at the Sun Sun hasn't changed much in all those years, Wong said. It's still primarily immigrants and local residents, picking up imported items from China, Taiwan, and Japan.

On a recent weekday afternoon, two dozen customers made their way through the store's small aisles. They were all of Asian descent, many elderly, checking out fresh slices

of fish and stocking up on fresh vegetables.

But there have been changes behind the scenes at Sun Sun. A large portion of the business is now focused on supplying food service companies with Asian imports. Many of these companies ensure that local universities and restaurants have authentic spices and flavors to add to expanding Asian menus.

For Wong, moving into new areas has been the way to stay in business. He expanded because "you have to," he said.

This meant turning a property that the family has owned for 30 years into a restaurant. The Vinh Sun Restaurant isn't a typical Chinatown establishment, and that's intentional. Wong designed the restaurant with new wood floors and contemporary metal furniture so it would appear attractive to passers-by.

"The clientele we attract because of the design are a lot of young professionals --

including Asians and Europeans," he said.

This new client base will be increasingly important as development increases in the neighborhood. For businesses to succeed, Wong said, they will need to put extra effort into attracting new customers.

Wong's efforts so far have been mixed. While he has been able to drive nearly by workers and tourists to Vinh Sun, he's not seeing many people from the new developments. But he has

been talking with customers, and is confident that business will increase as more residents move in.

Community groups and developers need to work together, he said, to ensure the new Chinatown is best for all residents.

"They have to co-exist," he said. "It's going to develop regardless; it's best if [community groups] work with developers to make sure it helps the community."

Sam Yoon FROM PAGE 1

School. Only this time, he was taking the questions in his new job as Boston's first Asian American city councilor.

When asked what his priorities for Chinatown are, Yoon replied: "Housing." He said that on May 31 he will hold a public hearing at Boston City Hall on affordable housing and discuss housing issues in Chinatown.

Yoon continued: "Another big concern of mine is a library for Chinatown." Yoon said he would request funding in this year's city budget to begin a process to bring a library to Chinatown.

When asked about his thoughts on the MBTA's proposal to build a Silver Line Phase III portal in the neighborhood, Yoon said that current proposals could cause problems for Chinatown residents and businesses but at the same time help Roxbury residents travel through

Boston more easily. "How do I make the decision?" he asked. "Hopefully, we could make some kind of agreement" soon. He added that everybody should know what is at stake before a decision is reached.

"Youth crime has been talked about a lot recently," said one Chinatown advocate. "What are your concerns in addressing this issue?"

Yoon responded: "It is also a big personal concern of mine. Last week, there was a yellow taped area near my place, because someone just got shot by a youth in Dorchester... One of my colleagues just interviewed several young kids about crime. He is going to present (his findings) to the city council and then we will discuss what is the best way to resolve the problem."

Yoon also expressed interest in meeting with Chinatown youth groups.

Yoon was elected into office last November. His office can be reached at (617) 635-4217.

FROM PAGE 4

demolishing buildings at Mass Pike Towers -- instead of being informed in advance. The MBTA's spokeswoman for the Silver Line, Mary Fernandes, said that confusion during the initial announcement of the proposal, as well as uncertainty over the details of the plan, might be to blame. But, she said: "There's no reason to hide it. When you look at the map (of the proposal), you can see it."

The map of the pro-

posed Silver Line Phase III route shows a yellow line covering the buildings, though it does not explain that the buildings would be taken or removed.

Even so, the MBTA maintains that it must build a portal somewhere within the Chinatown area to complete the final phase of the Silver Line bus route that will allow, once completed, a rider to go from Dudley Square in Dorchester to the Water Front and Logan Airport. The MBTA earlier proposed four other routes for the Silver Line Phase III

but all were opposed by Chinatown and Bay Village groups. The New England Medical Center and the DoubleTree Hotel in Chinatown strongly rejected a plan that would put a portal near them. A very early plan to take the Chinatown Wang YMCA was dropped. But the MBTA says the completion of the line will result in a benefit to the entire city, and serve more than 160,000 riders daily. The congested MBTA subway lines will be relieved, people will have more trans-

portation options, and pollution from cars will be reduced, says the MBTA.

But residents and businesses at Mass Pike Towers say that doesn't matter if they will be relocated.

"I am concerned for sure," said Giovanni Capato of Giovanni's Atelier, located in one of the Mass Pike buildings that would be demolished. He said his uncle opened the tailor shop 20 years ago. If he had to relocate, Capato said: "It would definitely be bad for business."

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8 Persons	55,500	\$87,350

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Schedule of Application Seminars

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Thursday - 6:00 PM
West End Branch
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**June 13, 2006
Tuesday - 6:00 PM
Fields Corner
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Thursday, May 18, 2006, between 9:00 a.m. and 3:00 p.m.
Wednesday, May 24, 2006, between 9:00 a.m. and 3:00 p.m.
Friday, May 26, 2006, between 9:00 a.m. and 3:00 p.m.

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Applications may be submitted by mail or in person at the above location
during hours listed above. All income eligible applicants will be placed in
a lottery for initial lease up. The lottery will be held on Tuesday, May 30,
2006.

Applications received after 3:00 p.m. on May 26, 2006 or with a postmark
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- Board of Selectmen, Belmont Town Hall, 450 Concord Ave., Belmont 02478
- Office of Community Development, Belmont Town Hall Annex, Belmont 02478
- Habitat for Humanity, 273 Summer Street, 3rd Floor, Boston, MA 02210

Information Sessions

DATE: Thursday, May 4, 2006

TIME: 6:00-8:00pm

LOCATION: Belmont Town Hall, Conf. Room #2

Wednesday, May 10, 2006

6:00-8:00pm

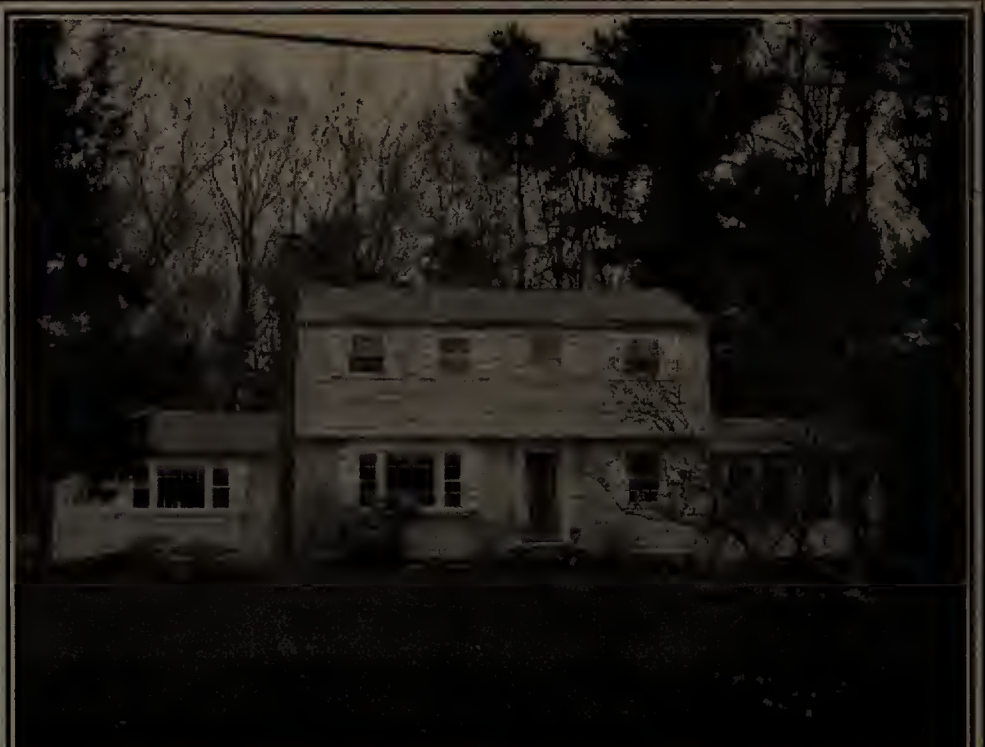
Belmont Library, Assembly Room

Application Deadline is Monday May 22, 2006 at 5p.m.

**Completed applications must be returned to Habitat Greater
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Habitat will select one family living in our service area to perform
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Congratulations!



Top: Partners in Transportation, a group of state transportation agencies, awarded the Asian American Civic Association, publisher of the Sampan, for its contributions to the community. Hosted by MassHighway, the award ceremony on May 11 was part of an Asian and Pacific Islander Month celebration. Photo by Anita Chang.

Bottom: On May 15, Mayor Thomas M. Menino presented the Boston Main Streets 10th Anniversary Business of the Year Award to the Doubletree Hotel's general manager, Robert J. Newman. At right is the director of the Department of Neighborhood Development, Charlotte Golar Richie.

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10:00 AM - 2:00 PM

State Transportation Building
10 Park Plaza, Boston, 2nd Floor

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MBTA, Prudential Financial,
Quincy Medical Center, Quincy Rehabilitation and Nursing Center,
Realty Direct, The Ritz-Carlton (Hotels of Boston),
South Shore Elder Services, South Shore Hospital,
Sovereign Bank, Starbucks Coffee Company,
State Street Corporation, Tufts-New England Medical Center,
United Commercial Bank, UPS,
VistaCare and more!

Directions to the State Transportation Building 10 Park Plaza, Boston

By Public Transportation:

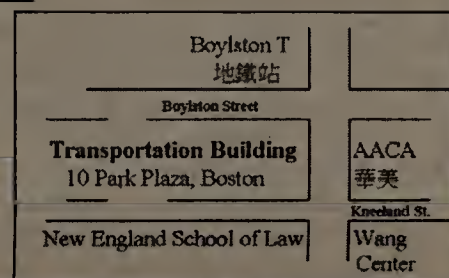
Green Line: Exit at Boylston Station.

When you exit the Station, you will be near the corner of
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\$15 donation
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Featuring: *Dong Har Guh* and Northern Folk Song,

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AT: Regis College, Weston
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www.ChineseMusicEnsembl.com

► **CELEBRATIONS**

Buddha's Birthday Celebration
Sat., May 20
Boston Common, Charles Street
FolkArtBoston.org

► **FILM**

Three Times (Zui Hao de Shi Guang) (2005)
by Hou Hsiao-hsien
Mandarin with English subtitles
A timeless couple in love assumes different identities in three separate periods. With contrasting cinematic syntaxes in evocative narrative, Hou plays on the idea

of reincarnation. The characters not only look consistently alike; they also share memories of other lives. \$9
AT: Museum of Fine Arts, Boston
Sun., May 21, 10:30 am
www.mfa.org/film
Together (He Ni Zai Yi Qi) (2002)
Mandarin with English subtitles
FREE
AT: Boston Public Library, Copley Square
Mon., May 22, 6 pm
(617) 536-5400, ext. 2317

Lady Vengeance
by Park Chanwook
Starring: Lee Yeong-ae and Choi Min-sik
Korean with English subtitles
AT: Kendall Square Cinema
Opens Fri., May 26
LadyVengeanceMovie.com

► **EXHIBITIONS**

Asian Contemporary Art Week 2006
New York City
May 22-27
28 museums and galleries present Asian video art, including works by Melissa Chiu of the Asia Society and curator Yu Yeon Kim. Submissions came from over 100 artists in Turkey,

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www.acaw.net

Davis Museum and Cultural Center
sponsor: Asian American Civic Assn.
Wellesley College
To May 24: **"On the Edge: Contemporary Chinese Artists Encounter the West"**
On the Edge features experimental work from the 1980s to 2004 by 12 Chinese avant-garde artists in a West-centric global art world.
To June 3: **"Xu Bing: 'Any Opinions?'"**
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www.DavisMuseum.wellesley.edu
(781) 283-2051
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Gibbs Gallery
Arlington Ctr. for the Arts
To June 2: **"Asian Legacy: Asian Artists Respond"**
Featuring artists with family ties to China, Malaysia, Japan, Vietnam, Korea and India: Kathy Halamka, Quyen Truong, Sachiko Furui, Sam Tan, Lei Sanne Doo, Leika Akiyama, Hee Jung Kim, Sand T. Karen Meninno, Joanna Kao, and Sachiko Akiyama.
www.acarts.org
(781) 648-6220

Laconia Gallery
Boston
To June 24: **"Calling Cambodia"**
A two-part exhibition of photographs and mixed media installation exploring Cambodia's past and present.
www.LaconiaGallery.org

Museum of Fine Arts, Boston
To July 9: **"Contemporary Cloth: Stoles by Minagawa Makiko"**
To July 9: **"Contemporary Clay: Japanese Ceramics for the New Century"**
To Nov. 9: **"Tradition and Transformation: Japanese Art 1860-1940"**
www.mfa.org/exhibitions
(617) 267-9300

Contact organizers directly to confirm dates, times, prices and locations. The Sampan is not responsible for schedule changes.

E-mail listings to SAMPANnews@yahoo.com
Send your birth and wedding announcements, too.

Chinatown Meetings

■ The Chinatown Neighborhood Council meets every third Monday of the month, except for holidays, at 6 p.m. at 90 Tyler St.
■ The Chinatown Resident Association meets every first Wednesday of the month at 6:30 p.m. at the Josiah Quincy School cafeteria, 885 Washington St.
■ The Chinatown Safety Committee meets every first Wednesday of the month at 10:30 a.m. at the DoubleTree Hotel on Washington Street. Want to get your meeting listed? E-mail EnglishEditor@Sampan.org

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Asian American Civic Association, 200 Tremont St., Boston, MA 02116
e-mail: schwartz@aaca-boston.org
fax: 617-482-2316

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Requirement:

- Bachelor degree in Social Work, Human Service field or related experience may be substituted for a degree.
- Bilingual in English and Chinese (Cantonese and/or Mandarin).
- Has an excellent observation and communication skill.
- Sensitive to the needs of elders and ability to work effectively with other.
- Computer skills for Word and Chinese Word Processing.

Salary will commensurate with experience.
Send resume and cover letter to:
MCheung@gbcgac.org or Megan Cheung, Clinical Director
Greater Boston Chinese Golden Age Center
25 Stuart Street, 5/F
Boston, MA 02116



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an exciting community that works

Manager/Employment Services
(Job Code: M023-SP)

Experienced & innovative professional sought to join the City's Personnel team. Develops employment program initiatives and strategic recruiting plans, oversees employment administration, conducts outreach activities. 3 yrs.' staff supervision & management experience, excellent communication skills, B.A. or equivalent experience required. \$56,683-\$66,988 + excellent benefits. **Closing Date: 5:00 pm on 5/23/06.**

Transportation Planner/Traffic
(Job Code: M169-SP)

Responsible for review of large developments, neighborhood planning, transportation impact studies, infrastructure designs, parking facilities, etc. Manage implementation of large project mitigation measures. Strong transportation background, familiarity with urban transportation issues in multi-modal environment required. Excellent written & oral communication skills. GIS experience preferred. M.A. in relevant field & 4 yrs.' relevant experience or B.A. & 6 yrs.' experience preferred. \$43,199-\$61,130 + excellent benefits. **Closing Date: 5:00 pm on 5/30/06.**

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Open Until Filled.

For detailed information on how to apply for these positions and others, please visit our website www.cambridgema.gov and click on 'Jobs.' We are an AA/EEO Employer.

**Firefighter Entrance Exam
June 10**

The Massachusetts Human Resources Division - Civil Service Entrance Examination for firefighter employment, including Cambridge, will be held on June 10, 2006. The application deadline is May 15, 2006. For more information, or to apply online, go to the Massachusetts HRD website at www.mass.gov/civilservice

www.cambridgema.gov

Mike Tow 曹育倫

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Keep Out the Gout

According to the National Institutes of Health, gout affects about 2.1 million people in the U.S.

A type of painful arthritis, it is caused by the accumulation of uric acid. Uric acid results from the breakdown of substances in the body called purines.

The kidneys usually dissolve uric acid, which is then excreted through urine. Gout can result when the kidneys don't eliminate enough uric acid; when the liver produces

more uric acid than what can be excreted in urine; or when the diet has too many purine-rich foods.

The chances of getting gout increase if you: have family members who have gout; are a man; are overweight; drink too much alcohol; eat too many purine rich foods are exposed to lead, have had an organ transplant; use diuretics, aspirin or cyclosporine; or take niacin.

Foods high in purines, says "Arthritis Today," include alcohol; some fish

and shellfish, such as anchovies, sardines, mussels, scallops, trout and haddock; some meats, such as bacon, and turkey, and organs like liver.

Foods moderate in purines include meats such as beef, chicken, duck, and pork; crab, lobster, and shrimp; and vegetables and legumes like asparagus, beans, lentils, mushrooms, and spinach.

Gout often affects the first toe, accompanied by intense pain, swelling, redness, stiffness, inflammation, and restricted movement.

Typically symptoms of gout occur in only one joint at a time; it is rare for symptoms to develop in two or three joints simultaneously. Symptoms of gout may occur within one day.

To diagnose gout, a needle is inserted into the affected joint and a sample of synovial fluid, which lubricates the joint, is drawn.

If possible, gout should be treated within 12 hours of the onset of symptoms. If frequent and untreated, it can lead to damaged joints and disability.

The most common treatments for gout include non-steroidal anti-inflammatories (NSAIDs), such as indomethacin and naproxen, and corticosteroids such as Prednisone.

In extreme cases, colchicines and probenecid may be prescribed alone or in combination when other medications are ineffective.

This article was funded by the Asian Health Initiative of Tufts-New England Medical Center.

AIDS Summit

Massachusetts Asian and Pacific Islanders for Health (MAP) will host a summit, "Moving Beyond Boundaries," on May 19 at the Boston Marriott. The purpose of the summit is to raise "a call to action" concerning health disparities in Asians, such as hepatitis B and diabetes, says MAP executive director Jacob Yang. Additionally, the summit addresses the need for cultural competency among medical staff who treat Asians.

Learn more at www.map-forhealth.org. -M.T.



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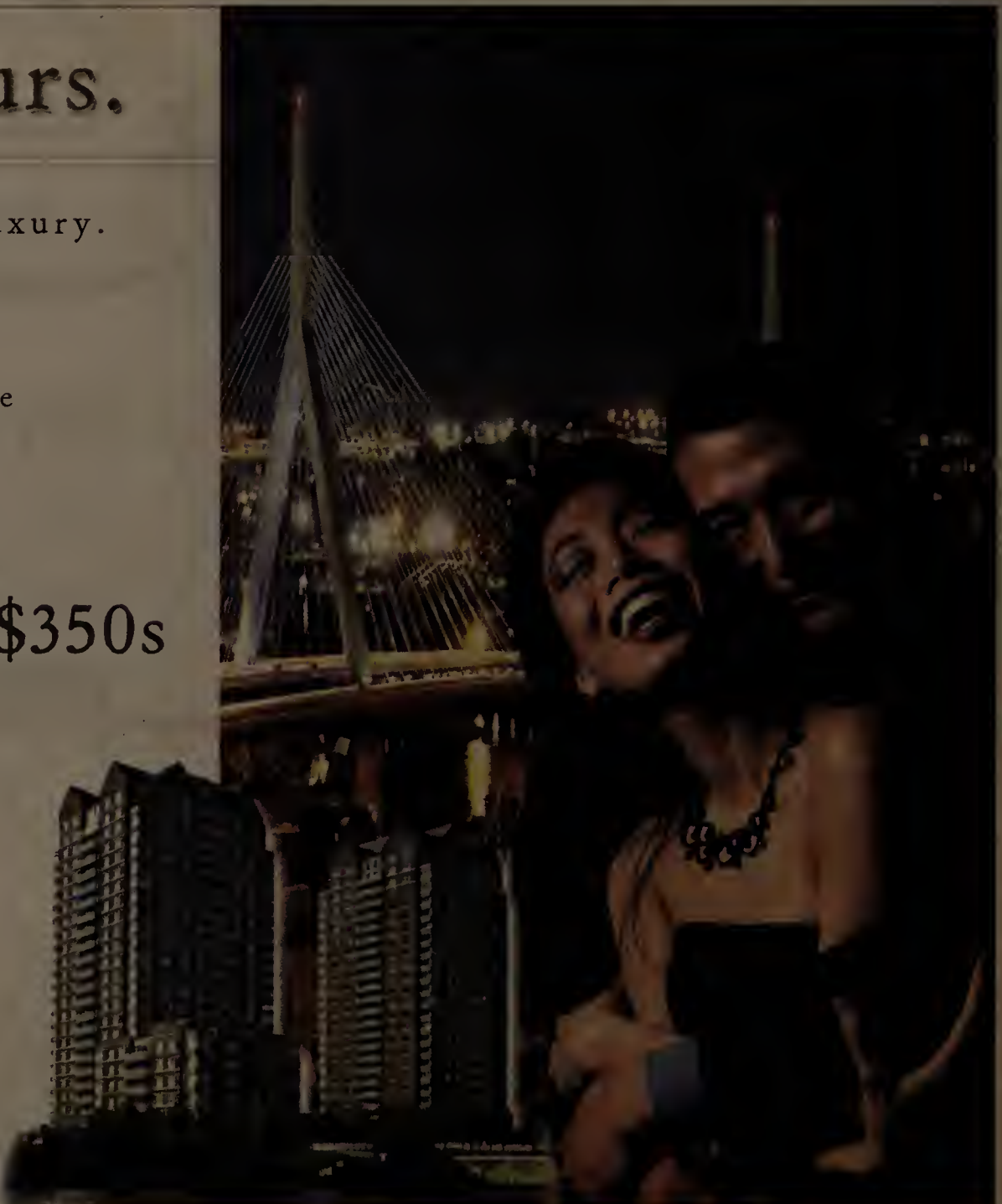
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少吃肉，防痛風

跟據國家健康學院 (NIH)資料,痛風影響了美國大約二百一十萬人口。

痛風嚴重影響了身體各部份,這是由於尿酸,蛋白質和普林新陳代謝所產生的氮原素積聚關節中。尿酸程現著白色,混濁晶體溶於尿液裏,嚴重的尿酸會凝固成類似小石或晶體沉澱於身體各器官中。痛風,高尿酸,hyperuricemia,引起尿酸集結在主要關節;如肝臟便產生大量尿酸超過尿液所能排出體外,又或者高蛋白質食物所生的尿酸多過血液經過腎臟過濾而排出體外。

所以,高尿酸的食物,如紅肉,奶油醬汁,和紅酒都要避免。經常飲用cyclosporine immunosuppressant 都會增加痛風的風險,其他高普林食物,藥物都會防礙身體排出尿酸的功能和在環境中引發出來。

根據國家關節炎及肌肉骨骼皮膚疾病防治機構 (National Institute of

Arthritis and Musculoskeletal and Skin Diseases)研究,痛風病人中有 18%都會有遺傳,研究中指出男性病人多在 40 至 50 歲之間而女性病人則多在停止經期後,其他原因包括腎病,貧血,糖尿病,過肥等。

痛風明顯的病徵是第一腳趾會覺得痛楚,紅腫,出現硬塊和發炎。病人通常會得很痛,自然地,痛和腫便防礙這腳趾的活動。特別的,這症狀只會出現在一個關節而且這症狀很少在 2 或 3 個關節同時發生,痛風的症狀在一天中會迅速蔓延。

判斷痛風診症是用針在關節中抽取潤滑關節的液

體樣本,抽出後便拿去分析,這些液體在顯微鏡下便可以看到尿酸晶體,爲了找出關節受到感染的可能性,部份樣本是用作分析細菌的存在。痛風要盡快醫治。如果可能的話,應該在症狀發生十二小時內便得到治療。如果經常不加理會,關節便會受到傷害,甚至傷殘。痛風的最普通治療方法可包括無類

固醇消炎 (NSAIDS), 例如 indomethacin 和 naproxen, 以及 corticosteroids. Corticosteroids, 可以口服或在關節患處注射。Prednisone 是一種普通的 corticosteroid 痛風治療方法。採用 (NSAIDS) 要小心, 可能會引起腸道和心臟的副作用。當其他藥物不生效時,

colchicines 和 probenecid 可以單獨或混合用作治療。副作用包括腹瀉,噁心,下腰痛和嘔吐。所以,醫治痛風是集中於減低症狀。減少尿酸積聚在關節中,而可將症狀減小及預防。

(華美醫療保健專欄由紐英崙醫療中心亞裔健康教育計劃贊助)

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中文語言功能之腦影像研究

Martinos Center at the Massachusetts General Hospital (MGH) 現正招募廣東話為母語的成年人,年齡介乎十八至五十歲,參與是項研究。本研究目的是分析腦部於中文語言刺激下的反應。

參與者會在 Charlestown 的 MGH-**Martinos Center** 接受磁力共振掃描和腦磁圖掃描,需時四小時。每位參與者將會得到六十元作為參與是項研究的津貼和腦影像圖。磁力共振掃描和腦磁圖掃描是用作製造腦部醫學影像,十分安全。如你對是項研究有任何疑問,請致電 (617-726-8517) 或電郵 (sms@nmr.mgh.harvard.edu) 給 Dr. Steven Stufflebeam。

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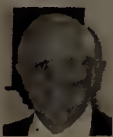
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市長住宅新計劃：是餡餅還是陷阱

對於華埠平價住宅政策頗有研究的人士會認為，波士頓市長曼寧諾(THOMAS M. MENINO)近期宣佈的平價住宅興建計劃對華埠而言是個好消息。但一些人警告這可能有個陷阱。

市長的這個計劃為一建築商若不願興建平價住宅，則必須繳交較大的款項給市政府。它也降低了居民申請平價住宅的收入上限。這個計劃也試圖刺激那些平價住宅極少的地區之住房建設。

如果開發商不想拿出整個工程的15%來興建平價住宅，那麼他們必須支付至少20萬元給一都市基金。例如該工程為一公寓樓，開發商必須支付20萬美元或者繳交市價和平價住宅間的差價之半金額給都市基金。

一華埠的非盈利發展機構執行主任劉繼明表示，非常歡迎這個新政策。劉預計曼寧諾的計劃不僅能夠增加市府款項以興建平價住宅，還能迫使開發商興建平價住宅，「它可以使華埠所規劃的房子建在華埠。估計如果新的豪華住宅在鄰近社區興建的話，平價住宅就不會被擠走了。」

華人前進會的駱理得支持這個市長計劃。它將有助於穩定中產階級社區，因為它能大量增加開發商所支付的基金。駱說，他一

直是華埠平價住宅的擁護者。

市長計劃也降低收入上限以使其符合申請可負擔住房，降低租金和購入價。居民申請租房，現在的年收入可以在45,000元和56,400元之間，而不是過去的66,080元和99,120元之間。

劉說原先的價位沒有道理，因為它是根據整個波士頓地區的收入水平算出來的，這對收入水平遠低於波士頓其他地區的華埠居民而言仍是一個很高的障礙。社區積極分子一直批評以市區基準的平價住宅價格對於華埠居民來說就太貴了。

「這個市長新計劃的標準更接近實際的中產階級水平」，駱繼續，「有必要讓更多的資源流向低收入者手中」。

但是，劉警告說，「必須得有地方去彌補這些費用。」與其擔心因為成本問題而減少在波士頓建房，劉更擔心開發商利用平價住宅的新規作為杠杆來建造更龐大的，

更貴的，和更密度的建築群。

華埠的幾個建築恒大樓已經超標，像是高達二十八層的Archston Boston Common，即原先的自由廣場。馬上就要建成的三十層高等京盛園廣場，原先計劃是十五層高。WESTON ASSOCIATES建議在史都華街三十一號建一個二十八層高的酒店房及住宅混合大樓。

劉說波士頓應該努力確保開發商遵守有關規定。曼寧諾和市政部門要時常檢查使政策規定得以貫徹。

(編譯：宋查理)



Red Oak Summer Program

At the Josiah Quincy School in Chinatown near the NEMC T stop (orange line).
For children ages 5-13. 8 weeks, 8:30am-6pm, July 5 - August 25, 2006.
\$1280 for all 8 weeks or voucher.
Experienced and mature staff!! Trips, Arts, and Sports. Lunch and Snacks Provided.
Please contact
Ms. Choi at 617-635-5129 x1033 or email: Kathy.Choi@bcnc.net

Affordable Rental Opportunity Park Lane Apartments One Park Lane, Boston, MA 10 Units Available

# of Units	Type	Rent	HH Size	Income Limit
4	1BR	\$1212	1-2	80%
2	1BR	\$1516	1-2	100%
1	1BR	\$1818	1-2	120%
2	2BR	\$1364	1-4	80%
1	2BR	\$2046	1-4	120%

Maximum Income Per Household Size

HH Size	80%	100%	120%
1	46,240	57,800	57,800
2	52,880	66,100	66,100
3	59,480	74,350	74,350
4	66,080	82,600	82,600

Applications must be picked up in person only from
Park Lane Seaport

One Park Lane, Boston, MA 02210:

Thursday, June 1st from 10am-7pm

Friday, June 2nd from 10am-5pm

Saturday, June 3rd from 10am-5pm

Deadline for completed applications at the above address:
In person only by 4pm, June 10th.

Selection by lottery

Use & Occupancy Restrictions apply. Minimum income limits apply.
Preference for Boston Residents and households with at least one person per bedroom.

For more info or reasonable accommodations,
call Riverstone Residential Group
617-542-3200



Equal Housing Opportunity

擁有住房的好機會！

兩處平價公寓樓將以抽籤形式出售給合格買家！

地點：Oak Hill Village

10 Cunningham Lane, Billerica, Ma

兩臥室，一間半浴室結構住屋

\$159,800, 1080 & 1450 sf ~

合格買家年收入上限：

一人 - \$41,700

三人 - \$53,650

兩人 - \$47,700

四人 - \$59,600

以家庭成員人數為判定標準，另有其他要求

抽籤出售將以分公開類以及地區優先類別

信息發佈會

Billerica Town Hall 6/28, 7PM

看房時間地點

7/12, 5-7:30PM, 10 Cunningham Lane

申請表可在 Billerica 公眾圖書館、Billerica 市政廳, Selectmen

辦公室領取。

或寫信至：

JTE Realty Associates, P. O. Box 955, No Andover, Ma. 01845

恕不接受電話傳真諮詢

或電郵：oakhill@jterealtyassociates.com

請務必提供回郵地址

填寫完全的申請表格遞交期限：7/15/06之前寄出



擁有平價房的好機會！

只要一位家庭成員年齡超過 55 歲即符合要求

平價房地址：Crescent Gate, 450A Main St. Sturbridge

一層居室/健身房/康樂設施/家庭影院以及更多!!!

以抽籤形式出售

(9) 一臥室一浴室\$124,700; 800 sf ~

(9) 兩臥室一浴室\$139,900; 950-1100 sf ~

收入限制：

1 人 - \$40,150 3 人 - \$51,600

2 人 - \$45,900 4 人 - \$57,350

另有其他要求

銷售信息會議：

5/31 & 6/22, 下午 6-8 時 Sturbridge 市政廳, 308 Main Street

售房開放日：

5/24, 4-7PM & 6/6, 6 - 8PM

售樓處, 450A Main St.

可在 Sturbridge 公眾圖書館索取申請表格

306 Main Street, Sturbridge

或寄函至：

JTE Realty Associates, P. O. Box 955, No. Andover, Ma. 01845

或電郵：crescent@jterealtyassociates.com

請勿致電或傳真，請務必提供回郵地址

郵寄件必須在 7/3/06 之前寄出



讓路！公路村要拆三樓？

銀線第三期工程可能拆除 D、E 棟樓

川田公司興建計劃可能拆除 C 棟樓

李丹尼 (DennisLee譯名)表示,「我們的住所真要被拆遷了話, 那就太糟糕了。」

十八歲的李與母親、祖母及兩個弟妹住在公路村的一棟公寓樓裡已有九年。他及他的家人最近才得知他們目前所居住的樓宇有可能將被拆除,以騰出地方作為銀線公車的入口處。

銀線公車入口處的興建可能拆除 D 棟、E 棟樓

MBTA 銀線通訊及社區發展副經理費南得斯(Mary A. Fernandes)表示,經過馬津尼(Marginal)路及天滿街再銜接查理士街的這一新路線為銀線第三期選擇之一。這個選擇路線會經過馬津尼路旁的昆士小學再右轉進天滿街,為因應巴士的兩節車廂長度,沿路有兩座公路村樓宇(D棟、E棟樓)可能需要拆除,以提供必要的道路寬度。

費南得斯表示,銀線第三期目前還在非常初步的階段。必須先向聯邦申請研究經費,提案通過後將進行進一步的環境評估及一連串的相關作業、公聽會,整個過程大概要到今秋末才會比較清楚。

幾年前,川田公司曾提出在大同村沿著馬津尼路

的停車場上興建 13 層高的市價住宅大樓。在多次大同村居民及其支持者的抗議下,川田公司的興建計劃在 2004 年 3 月遭波士頓重建局的命令而被擱置。原先的興建計劃並不會拆除任何現存的公路村樓宇,且其中有 1/4 為提供給中等收入的平價住宅。然而,許多公路村居民仍因工程噪音、視這個計劃為一個威脅。

公路村居民厭倦施工所帶來的污染

即使是不住在那些受到「威脅」的建築物之公路村居民也不歡迎這些計劃。

公路村居民 Shirley Lee 表示,「我們總是被各樣的施工環繞著。這對我們的生活環境及健康都是不好的影響。」已厭倦施工的吵雜聲, Lee 表示,「記得在橘線地鐵施工時,我時時刻刻戴著耳罩,以杜絕噪音的干擾。」

然而, Lee 和其他公路村居民最不能接受的是,「銀線三期工程將影響公路村」的消息都是二手資料。麻州交通署並沒有派員到公路村與公路村居民解說。MBTA 南得斯 (Mary A. Fernandes) 表示,「這是一個誤會。銀線三期仍在一個非常初期的階段,我們還不確

定會採納那一個路線計劃。」

MBTA 堅稱,必須在華埠地區設立一個銀線巴士入口處,以讓 Dorchester 的 Dudley Square 居民能便捷地到岸線(Watrer Front)及羅根機場(Logan Airport)。

MBTA 在早期的銀線三期的工程中提出了四個選擇方案。這四個選擇方案都遭到華埠及灣村(Bay Village)居民及社區團體的反對。

紐英崙醫療中心及華埠雙樹大飯店(DoubleTree Hotel)反對其中一組將地下巴士的出入口設在靠近他們的地方,因為他們擔憂醫院急救路線及飯店服務品質會受影響。

最早一個將出入口設在王氏青年中心現址的計劃早已被撤消。

MBTA 表示,選擇方案最後如何定奪將視其對整個波士頓市的利益而來。他們表示,銀線的全部完工將疏解目前地鐵的繁忙乘客流量,及減少民眾開車機會及其空氣污染。

MBTA 表示,民眾可以上網 www.allaboutsilverline.com 查詢,需要中文解說者,也可向該局索取。

川田公寓欲興建大樓而拆除 C 棟樓

大同村居民表示,銀線的宣布正值公路村業主川田公司考慮在村內另起市價住宅樓宇。部份居民表示,在 7 年前買下這一座已有 33 年政府補助的大同村的川田公司近期與他們會面,討論拆除位於馬津尼路的 C 棟樓,以興建高達 24 層的部份市價住宅大樓。

對於 MBTA 的銀行計劃及川田公司的部份市價住宅大樓計劃,一公路村居民表示,「我們真是兩面受夾」。川田公司總裁可斐(Jim Keefe)在本文結稿前仍未回復本報的多通電話。

(編譯:張孟筠)



麻州灣區運輸署(MBTA)在五月十一日中午舉辦「合夥與進步(Partnerships and Progress)」慶祝美國亞裔傳統月活動。會中除了邀請 MBCR 平等機會及多元化部門主席 Paul Chin 專題演講外,還表揚長年服務亞裔新移民及難民有功的華美福利會。圖為華美福利會執行主任李秋明(左一)及董事成員 David Chang(左三)出席頒獎儀式。華美福利會目前正為其永久會址籌款,善心捐助人士可洽 617-426-9492 分機 211 Anh Nguyen。

平價住房

在 Chestnut Hill:

游泳池, 健身中心, 遊樂場
1, 2 & 3 個臥室, 2006年8月可入住。
公開申請時期 2006年4月15日至5月15日
所有在此期間收到的申請將被考慮為一組

收入限制 (每個家庭)

1 Person: \$29,450	4 Persons: \$42,050
2 Persons: \$33,650	5 Persons: \$45,400
3 Persons: \$37,850	6 Persons: \$48,800

請致電: (617) 558-0666索取申請表格。
歡迎Section 8 證書持有人申請。
優先考慮 Newton居民。

請將申請書寄至: Avalon at Chestnut Hill, PO Box 67512, Chestnut Hill, MA 02467-0066
或者將申請書送至: Avalon at Lexington, 100 Lexington Ridge Drive, Lexington, MA 02421
Financed by MHFA
www.AvalonatChestHill.com

平價住房

在SHREWSBURY, MA:

Avalon Shrewsbury

室外加熱游泳池, 健身中心, 遊樂場
1, 2 & 3 個臥室, 包括幾座 townhomes, 2006年7月可入住。
公開申請時期 4月24日至6月24日
所有在此期間收到的申請將被考慮為一組

收入限制 (每個家庭)

1 Person: \$40,150	4 Persons: \$57,350
2 Persons: \$45,900	5 Persons: \$61,950
3 Persons: \$51,600	6 Persons: \$66,550

房租

1臥室: \$803 • 2臥室: \$860-\$935 • 3臥室: \$1,064

請致電: (508) 842-3622
以獲取更多信息和申請表格

70% 的房屋優先考慮 Shrewsbury 的居民和職員。

(繼上頁華埠發展計劃)自三年前千禧集團(MillenniumPartners)以商務樓(Office Building)開發計劃,贏得海沃德地開發權的那一刻起,爭議就開始了。很多開發商以及關注者都對在商務樓市場下滑的情況下,波士頓重建局還是對競爭中唯一一個提出興建商務樓的千禧集團情有獨鍾表質疑。

此外,重建局還吹噓了一番例如該計劃的實施,將能為瑟士中學學校提供一千三百萬資金等能給公眾帶來的利益。然而,這筆來自於禧域計劃的兩千三百萬賣款,計劃撥發給學校的款項至今仍在重建局的帳戶裏。

千禧集團在上個月 28 日向重建局提出一樓高 14 層,要價一億九千二百萬(\$192million)住宅大樓。重建局表示,這個更新計劃能因包含多個住宅單位讓社區更有安全感。

京盛園廣場正等候開工

在 2003 年九月被重建局審核通過的京盛園計劃至今仍未開始興建。京盛園廣場的預定地位於華盛頓街及拉冠街(La Grange Street)的交會處。目前發展商已將原位於預定地,建於 1908 年的凱提戲院

(Gaiety Theatre)拆除。京盛園廣場計劃將有 346 個住宅單位,其中的 61 單位為適合中低收入的平價住宅。

Archstone Boston Common 即將完工

前名為自由廣場, Park Essex, 今名為 Archstone Boston Common 將於近日完成。必珠街及華盛頓街的交會處將有一棟高達 28 層的建築物。

根據 Archstone Boston Common 官方網站 www.archstoneapartments.com, 一臥房公寓的月租為 \$2,090。

南灣計劃研究區 (South Bay Planning Study Area) - 一漫長的計劃

它會是華埠的一部份嗎? 它會是通往這個社區的一個通道嗎? 它還是會不同於華埠而成為另一個社區。這些是關心南灣計劃研究區 (South Bay Planning Study Area) 對華埠是否有社區利益的民眾心中的疑問。

達 10 英畝,位於尼崙街(Kneeland Street)及乞臣街(Hudson Street)交會處的南灣計劃研究區,原為麻州公路 I-90 及 I-93 北向的幹線,如今因公路地下化(Big Dig)而被騰出。

南灣計劃研究區的土地所有人麻州收費公路署(Massachusetts Turnpike Authority)正在審核一由波士頓居住集體(Boston Residential Group)所遞交的計劃書。這個計劃書的內容包括上千的居住單位、一圖書館及一超級市場。

社區教育大樓

華美福利會及中華廣教學校將在泰勒街 87 號(87 Tylor Street)興建社區教育大樓。

待此教育大樓完工,這兩個非牟利機構將有永久校址。

A 地段

2003 年一夏天,波士頓市長曼寧諾站在華埠牌樓前宣佈,將在昆士中學現有的校址(即為 A 地段),興建一達 50% 為平價單位的住宅大樓。根據曼寧諾宣佈,昆士中學將於住宅大樓動工前,盡早搬至原林肯中學的校址。至結稿前,並沒有任何關於 A 地段興建的消息被發佈。

(編譯:張孟筠)

社區醫療保健專刊
下期出刊 敬請期待

劍橋新公寓只售 \$273,900? 開始搬家吧!

一臥房 售價自 \$273,900 起

兩臥房 售價自 \$385,900 起

三層樓排屋 售價自 \$424,900 起

第一年公寓管理費我們替您出!

該優惠 6/15/06 結束

室內停車空間	家庭用洗滌及烘乾機	浴室鋪以陶磁地磚
設備完善的廚房	客廳、飯廳及廚房皆為硬木地板	高速互聯網
硬木板櫥櫃	各睡房皆鋪上地毯互相連接	大部份住房單位皆有露天陽臺
Maytag 廚房器具		

一生一次的機會!

617-492-9800

自 I-95/128 公路: 沿 Rt.2 右轉下 Alewife Brook Parkway, 順著 Fresh Pond Pkwy 環圓道路後走反方向, 過 Fresh Pond Mall 後右轉到 Rindge Ave. 進入右方 Brickworks 的入口。

週一至六 9-4 時, 週日 11-4 時
來電安排參觀時間

DOLBEN 負責行銷

十年後的華埠怎麼樣？ 綜覽正在進行的華埠發展計劃

十年後的華埠將會是怎麼樣的面貌？你要是注意近年來處於施工狀態的建築物及發展商所提出的計劃書，你可以預期十年後的華埠將會是高樓林立、民眾湧進及繁忙的交通。

安樂樓(On-Luck)平價住宅將取代目前的康樂樓

位於益石士街(Essex Street)的康樂樓業主梅伍銀寬(Ruth Moy)表示，她正計劃拆除舊有的康樂樓，而興建一個較大型，針對老人及殘障者的平價住宅。

梅伍銀寬指出，安樂樓平價住宅發展計劃是根據聯邦住宅與都市發展第202條款(Section 202)的「耆老租賃」條款，讓華埠地區能擁更多的平價住房。擴展地段為益石士街(Essex Street) 11號至31號，從康樂樓到

位於華盛頓街的波士頓汽車監理處。位於益石士街31號的康樂樓已經使用25年以上，建築物也已達百餘年的歷史。

梅伍銀寬表示，康樂樓現有28套住房，發展計劃將首先新建33戶住宅房屋，將康樂樓內的住戶搬移安頓後，再拆除舊樓，重建新廈。

新公寓將計劃建四層至八層樓，提供75戶平價套房與一房公寓。

另外，現有的康樂樓原本將自一棟鄰近而即將完工的Archston Boston Common(原名為自由廣場Liberty Place，後又改名為Park Essex)獲得22個住宅單位。這是當初Archston Boston Common發展商Archston Smith為得到華埠社區對其豪華住宅大樓興建之支持，而對康樂樓及波

士頓重建局所作的承諾。然而這個計劃於今年被更改。

一個於四月被重建局所核准的計劃是 - Archston Boston Common發展商將出讓三個小地段及五十萬元給安樂樓興建使用。然而最近，Archston Smith、波士頓重建局及安樂樓發展商對2001年彼此所定的交易為應現實狀況而作更改持默許態度。梅表示，會更改當時所定的交易是因為Archston Boston Common住宅單位都不是平價的，重建局也表示這個交易並不可行。Archston Smith在本文結稿前仍未回電。

酒店及住宅計劃正在運行

歷時五年，Sawyer Enterprises發展商繼續籌劃

著位於天滿街(Tremont Street)及史督華街(Stuart Street)交會處的高樓建築計劃。但是，目前的計劃跟五年前所提的計劃有一些不同。

公元2001年，Sawyer Enterprises計劃這個位於交通大樓(Transportation Building)對面的停車場興建一含有390個客房的Loews Boston大酒店；然而去年(2005年)，這個計劃被改變。新計劃除有酒店客房外，還包含住宅單位。

新計劃的內容為高達26樓的建築物，包含234個酒店客房及111個獨立產權的公寓(condos)。

而大酒店的名稱也自Loews改為W Hotel，為Starwood大酒店系列的一支。

Sawyer Enterprises的副總裁John Connolly表示，「一個較大型的Loews Boston大酒店似乎是不符合實情的。」2001年的九一一恐怖攻擊事件重創全美的旅遊業及酒店業，波士頓

的酒店業也不在例外。如今旅遊業及酒店業雖有緩慢回升的現象，但仍無法與九一一事件之前的繁景相較。Connolly繼續，「Sawyer計劃在2007年年初開工破土。」

此計劃一再延後的代價是持續上漲的。

根據Connolly，這個計劃在2001年要價一億五千萬(\$150 million)，而如今可要兩億(\$200 million)了。Connolly表示，波士頓酒店的需求在南波士頓會議中心落成後更加明顯。

24地段的發展商，終於塵埃落定

大約兩個月前，一華埠發展機構標得24地段的發展權，以興建含315個住宅單位的住宅計劃。這個地段主要是乞臣街的東面，在1960年前為許多華裔及黎巴嫩裔新移民的居所。1960代被徵收以興建麻州公路的斜坡，如今又因公路地下化(Big Dig)而被騰出。

在去年遞交計劃書前，亞美發展協會及其他社區團體支持讓這塊曾經是新移民居住的地段，改建為平價住宅。

去年，亞美發展協會及新波士頓發展組織聯合提交一個高達22樓、包含165個停車位的住商混合大樓。這個聯合發展商也計劃以低於市價的方式出租及售出50%的住宅單位。

亞美發展協會及新波士頓發展組織(New Boston Development)正在解決與24地段所有人的租契手續。

亞美發展協會的執行主任劉繼明表示，「目前聯合發展商將申請貸款及政府補助津貼。希望兩年內能破土動工。」

Weston Associates的高樓計劃

一以波士頓為基地的發展商Weston Associates將計劃興建一高達28層的大樓以毗鄰史督華街31號的此歷史悠久的德國酒吧Jacob Wirth。

計劃大樓將高達303英尺，包含112個酒店客房及198個公寓單位及253個地下停車單位。發展商目前正在與波士頓路標局(Landmarks Commission)協商，討論計劃大樓與擁有路標地位的Jacob Wirth後部連接的可能性。

縱使華埠社區議會對這個發展計劃持開放的態度，華埠居民會對這高樓的發展計劃持質疑的態度。在

一舢舨

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《舢舨》雙語雙週報創立於西元1972年，宗旨在聯絡社團，增強亞裔社區力量。內容包括專題報導、地區新聞、移民資訊及醫療保健等。歡迎民衆投稿、提供訊息。

近期的華埠居民會中，一居民對這計劃大樓比區域規劃中規定的155英尺的限制高出許多十分不解。

公路村的前途仍不定

公路村業主川田公司(Trinity Financial)正考慮在已有33年歷史的中低收入住商混合樓群內再加蓋一高樓。

在七年前買下公路村的川田公司正在與居民協調，討論拆除位於馬津尼路(Marginal Road)的C棟建築物，以興建一個高達24層的部份市價住宅大樓的可能性。

兩年前，川田公司計劃在靠近馬津尼路的公路村停車場興建一高達13層的市價住宅大樓。後經公路村居民的抗議，重建局要求川田公司擱置這個興建計劃。

禧城計劃：不建商務建民宅

經過激烈討論後，千禧集團終於決定在位於千禧樓(Millennium Towers)附近停車場的禧城地段(Hayward Place)上，建造一間擁有255套民居自三年前千禧集團(Millennium Partners) (下頁繼續)

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